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Case Nbr: 39154675

Ref Number: 8501421317

Tax ID: 34042040260100 & P130001
9/18/2021

Property Address:

1107 HARMONY LN

MOUNT VERNON, WA 98274

WA0M-R-ST39154675 E 7/26/2021 LRP001

Recording Requested By:

UMPQUA BANK

Prepared By:

TINA K SANDOR-PROVENCER

Assistant Secretary

855-369-2411

3002 Hackberry Rd

Irving, TX 75064

MIN #: 100045810002824198

MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Trustee Services, Inc., A Washington Corporation as Trustee under said Deed of Trust in place of CHICAGO TITLE COMPANY OF WASHINGTON.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK,
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS
AND ASSIGNS

Made By:

ERIN J FIEDLER, AN UNMARRIED PERSON

Original Trustee:

CHICAGO TITLE COMPANY OF WASHINGTON

Date of Deed of Trust:

10/12/2019

Loan Amount:

\$302,000.00

Recorded in Skagit County, WA on: 10/16/2019, book N/A, page N/A and instrument number
201910160066

Property Legal Description:


LOT 2, MOUNT VERNON SHORT PLAT NO. LU05-058 (BROMAN SHORT PLAT) AS RECORDED
ON JANUARY 7, 2010 AND RECORDED AUDITOR'S FILE NO. 201001070088, RECORDS OF SKAGI
COUNTY, WASHINGTON SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LT 2,
MOUNT VERNON SP NO. LU05-058 (BROMAN SHORT PLAT) BEING A PTN SW SE, SEC. 20-34-4E.
W.M. APN #: P1300001/340420-4-026-0100

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **7/26/2021**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. ("MERS"),
AS DESIGNATED NOMINEE FOR UMPQUA
BANK, BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND
ASSIGNS**


**Nationwide Trustee Services, Inc., A Washington
Corporation**

By: 
AUDREY B TRUMBLE, Vice President
State of **TX**, County of **Dallas**

By: 
Lewis Wilson III, Vice President

On **7/26/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **AUDREY B TRUMBLE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Lewis Wilson III, Vice President of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me to be the person(s) whose name (s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **Cynthia Gay**
My Commission Expires : **3/6/2024**

